

**Warwick Close, DL16 6UU**  
**3 Bed - House - Semi-Detached**  
**£129,950**

**ROBINSONS**  
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We are pleased to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY located on this quiet cul-de-sac of Warwick Close. Properties rarely become available in this location, which is conveniently located for access to nearby Spennymoor Town Centre and local amenities, convenient access to bus routes on Durham Road which is only a short walk away, which makes it ideally placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are in close proximity which offers good road links to other parts of the region. In our opinion the property would suit a variety of purchasers including the FIRST TIME BUYER and property investors. The property benefits from UPVC DOUBLE GLAZING and Gas central heating.

Briefly comprises of; ENTRANCE, porch, spacious lounge which leads to a dining room and fitted kitchen to the first floor is three good sized bedrooms and family bathroom. Externally to the front elevation is an easy to maintain garden and driveway which leads to a larger than average garage, while to the rear there is a good sized easy to maintain garden.

EPC Rating TBC  
Council Tax Band B

#### **Porch**

UPVC window, access to the lounge.

#### **Lounge**

**14'4 x 13'9 max points (4.37m x 4.19m max points)**  
Fire and surround, uPVC window, radiator, stairs to the first floor.

#### **Dining Room**

**9'5 x 7'6 (2.87m x 2.29m)**  
UPVC window, radiator, storage cupboard.

#### **Kitchen**

**6'7 x 10'8 (2.01m x 3.25m )**  
Wall and base units, space for fridge freezer, gas cooker point, plumbed for washing machine, tiled splashbacks, ceramic sink with mixer tap and drainer, access to the rear.

#### **Landing**

Loft access, uPVC window.

#### **Bedroom One**

**13'5 x 8'3 (4.09m x 2.51m )**  
UPVC window, radiator, storage cupboard, fitted wardrobes.

#### **Bedroom Two**

**9'3 x 8'2 (2.82m x 2.49m )**  
UPVC window, radiator, fitted wardrobes.

#### **Bedroom Three**

**5'9 x 7'5 (1.75m x 2.26m )**  
Fitted wardrobes, storage cupboard, uPVC window, radiator.

#### **Bathroom**

**6'2 x 6'1 (1.88m x 1.85m )**

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, uPVC window, tiled surround.

#### **Externally**

To the front elevation is a easy to maintain garden, driveway and garage. While to the rear, there is an easy to maintain garden and patio.

#### **Garage**

**20'8 x 8'4 max points (6.30m x 2.54m max points )**  
Power and lighting, uPVC windows.

#### **Agent Notes**

Please note the sale is subject to probate been granted.



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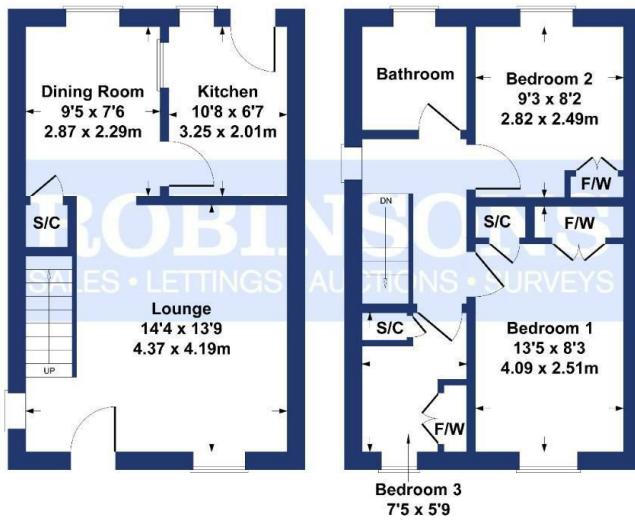
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Strategic Marketing Plan

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## Warwick Close

Approximate Gross Internal Area  
690 sq ft - 64 sq m



### GROUND FLOOR

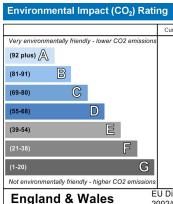
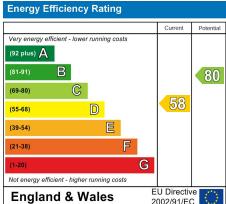
### FIRST FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating



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